



**HIGHFIELD CROFT**  
THORMANBY, NEAR THIRSK YO61 4NN

[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

**LINLEY &  
SIMPSON**

Land & New Homes



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## HIGHFIELD CROFT

Highfield Croft is a superb development of just five carefully designed properties set within the conveniently located village of Thormanby. Built to exceptionally high standards, this development offers an outstanding opportunity to own a 3 or 4 bedroom family home within this charming village location.

Each home will have a sumptuous Magnet kitchen in their contemporary shaker style range that will fit seamlessly into the open plan kitchen living space, which boasts ample natural light and high specification throughout. With great lighting, clever storage and purposeful planning, the fitted kitchens include soft closing drawers, an electric oven, ceramic hob and integrated dishwasher. The large open plan living space further benefits from aluminium bi-fold doors to the patio and generous private garden.

The properties at Highfield Croft are designed to make a superb home, whether you are a growing family or looking for a change of lifestyle to a more conveniently situated countryside location.

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## THORMANBY

Thormanby is an inviting, small village located close to Sessay, where the local primary school is situated, and Carlton Hustwaite with superb far-reaching views of the Howardian Hills and The White Horse. The village also benefits from being equidistant between the market towns of Easingwold and Thirsk where there are an excellent range of amenities from the independent shops, boutiques, supermarkets and leisure facilities.

Fantastic network links are a stone's throw away making it ideal for commuters with Thirsk station being just 6 miles away, which provides regular train services to York and Kings Cross, London. In addition, the village lies on the A19 which gives easy access to York or the nearby A1(M).







Note: Images are for illustrative purposes only to indicate the quality and finish of the properties.

## SPECIFICATION

### KITCHEN

- Magnet shaker style kitchen units, worktops & upstands
- Soft closers to all unit doors
- Electric oven / electric ceramic hob /extractor chimney hood
- Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl
- Integrated dishwasher
- Recessed downlighters
- Under wall unit lights

### UTILITY

- Fitted kitchen units, square edged worktops
- Inset sink single bowl & mixer tap
- Recessed downlighters

### MAIN BATHROOM

- Contemporary white sanitary ware
- Single lever basin mixer with popup waste
- Mixer bath tap with pop-up waste & overflow
- Wall and floor tiling
- Recessed downlighters

### EN SUITE

- Contemporary white sanitary ware
- Single lever basin mixer with popup waste
- Wall and floor tiling
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Recessed downlighters
- Heated towel rail

### W/C

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Luxury vinyl tile flooring
- Recessed downlighters

### HALL & LANDING

- Feature oak handrail

### ELECTRICAL

- Telephone Point
- TV points to all habitable rooms
- Smoke detectors
- Front external lights (dusk till dawn sensors)
- Power / light to garage

### DECORATION

- Emulsion to walls & white emulsion to ceilings
- Painted woodwork

### EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber side gate to rear access
- Gravel to drives
- Parking areas with access to electrical charging point

### GARDENS

- Front & rear garden turfed
- External tap

### GENERAL

- Artstone sills and door surround
- UPVC sliding sash windows
- GRP composite front & rear doors
- Clay pantiles to plots 1,2 and 4
- Slate roofing to plots 3 and 5
- Mitsubishi Ecodan air source heat pump heating
- Mains pressure hot water cylinder

### WARRANTY

- 10 year warranty by Q Assure



Please note image relates to specification for plot 3, 4 and 5





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SITEPLAN



# THE SMITHY & THE GRANARY

## Three bedroom semi-detached

This superbly designed property features a spacious sitting room with a bay window filling the room with light and a large open plan breakfast dining kitchen with additional living space to the rear with easy access to the private garden through bi-fold doors. The separate utility room with an exterior door and downstairs WC complete the ground floor accommodation.

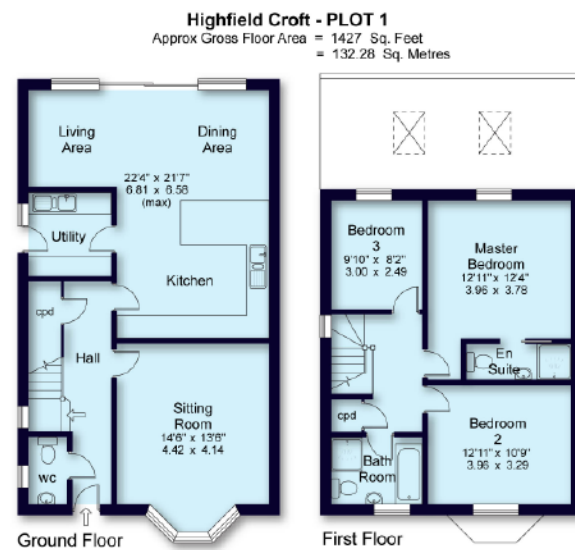
The first floor comprises a generously proportioned master bedroom with en suite, a second double bedroom, single third bedroom and a large family bathroom.

Externally is a garage, ample space for parking and turfed gardens to the front and rear.



Dimensions	Metric(m)	Imperial
<b>Ground Floor</b>		
Sitting Room	4.42 x 4.14 (exc. bay)	14'6" x 13'6"
Dining Kitchen	6.81 x 6.58 (max)	22'4" x 21'7"
<b>First Floor</b>		
Master Bedroom	3.96 x 3.78 (min)	12'11" x 12'4"
Bedroom 2	3.96 x 3.29	12'11" x 10'9"
Bedroom 3	3.00 x 2.49	9'10" x 8'2"
<b>Total</b>	<b>132.28sqft</b>	<b>1427sqft</b>

*\*Note all dimensions are subject to minor amendments and should not be fully relied upon.*



For illustrative purposes only. Not to scale.

For illustrative purposes only. Not to scale.  
 Plot 2 is handed to Plot 1





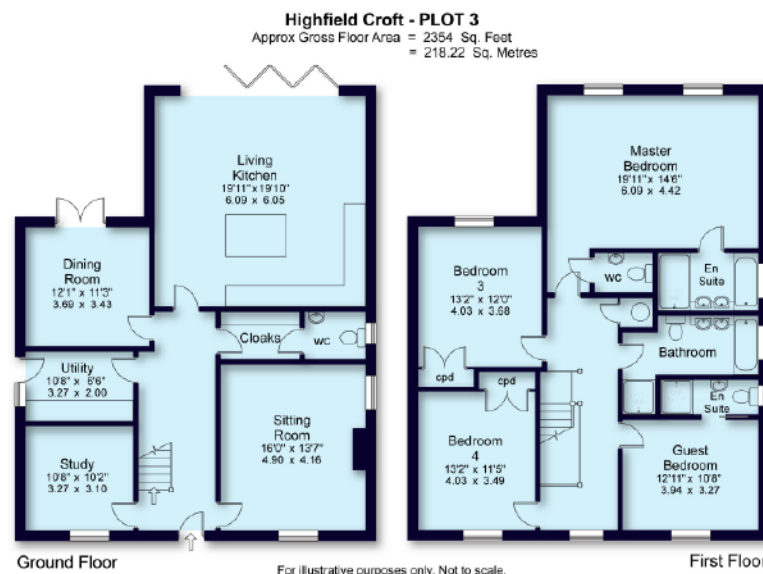
## THE NOOK

### Four bedroom detached

Filled with modern luxuries, this sumptuous four bedroom double fronted home, is finished to a superb standard and offers the perfect combination of a traditional house with well-planned modern accommodation. The imposing central hallway leads you to the generous and well-proportioned sitting room, with a fireplace presenting itself as the main focal point, as well as the study and private dining room with double doors out to the rear garden. The heart of the home is located to the rear with a truly luxurious Magnet kitchen set within an open plan breakfast kitchen featuring bi-fold doors leading out to the private landscaped garden. A separate utility and downstairs cloakroom complete the ground floor accommodation.

The first floor features the extensive master bedroom with en suite bathroom and separate cloakroom, a double guest bedroom with en suite shower room, two further double bedrooms and a substantial family bathroom.

Externally, the property boasts a landscaped private garden that leads to private parking and a detached garage to the rear.



For illustrative purposes only. Not to scale.

Dimensions	Metric(m)	Imperial
<b>Ground Floor</b>		
Sitting Room	4.90 x 4.16	16'0" x 13'7"
Breakfast Kitchen	6.09 x 6.05	19'11" x 19'10"
Dining Room	3.69 x 3.43	12'1" x 11'3"
Study	3.27 x 3.10	10'8" x 10'2"
Utility	3.27 x 2.00	10'8" x 6'6"
<b>First Floor</b>		
Master Bedroom	6.09 x 4.42 (min)	19'11" x 14'6"
Guest Bedroom	3.94 x 3.27	12'11" x 10'8"
Bedroom 3	4.03 x 3.68	13'2" x 12'0"
Bedroom 4	4.03 x 3.49	13'2" x 11'5"
<b>Total</b>	<b>218.22sqm</b>	<b>2354sqft</b>

\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



# THE MILL HOUSE

## Four bedroom detached

This outstanding four bedroom family home offers exceptional living and entertaining space with the double fronted home featuring an impressive and well-proportioned sitting room, complete with a fireplace presenting itself as the main focal point, a study filled with natural light from the double doors through to the rear garden, a separate dining room and large utility room. Bi-fold doors to the open plan luxuriously designed breakfast kitchen floods the room with light and seamlessly allows the living space to blend with the outdoor patio.

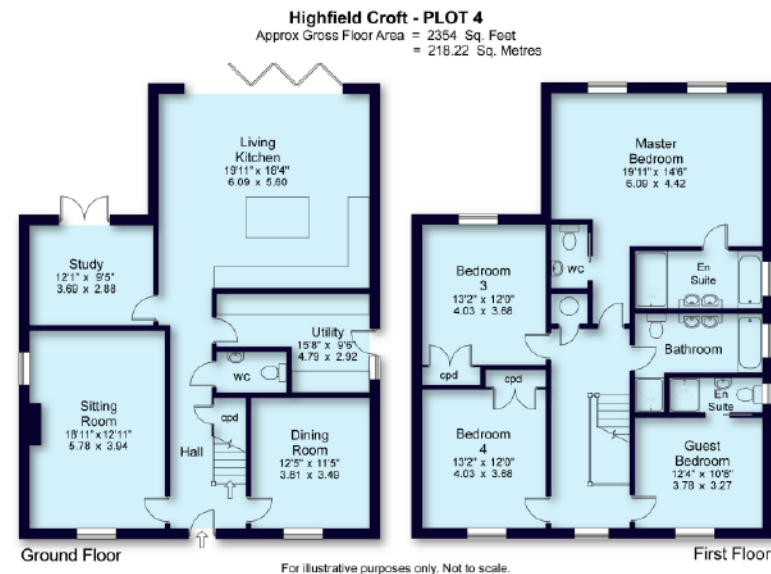
To the first floor, you find the generously sized master bedroom with en suite bathroom and separate cloakroom, a double guest bedroom with en suite shower room, two further double bedrooms and a lavish family bathroom.

Externally, The Mill House sits within private landscaped gardens with plentiful off street parking and a detached garage.



Dimensions	Metric(m)	Imperial
<b>Ground Floor</b>		
Sitting Room	5.78 x 3.94	18'11" x 12'11"
Breakfast Kitchen	6.09 x 5.60	19'11" x 18'4"
Dining Room	3.81 x 3.49	12'5" x 11'5"
Study	3.69 x 2.88	12'1" x 9'5"
Utility	4.79 x 2.92 (max)	15'8" x 9'6"
<b>First Floor</b>		
Master Bedroom	6.09 x 4.42 (min)	19'11" x 14'6"
Guest Bedroom	3.78 x 3.27	12'4" x 10'8"
Bedroom 3	4.03 x 3.68 (max)	13'2" x 12'0"
Bedroom 4	4.03 x 3.68 (max)	13'2" x 12'0"
<b>Total</b>	<b>218.22sqm</b>	<b>2354sqft</b>

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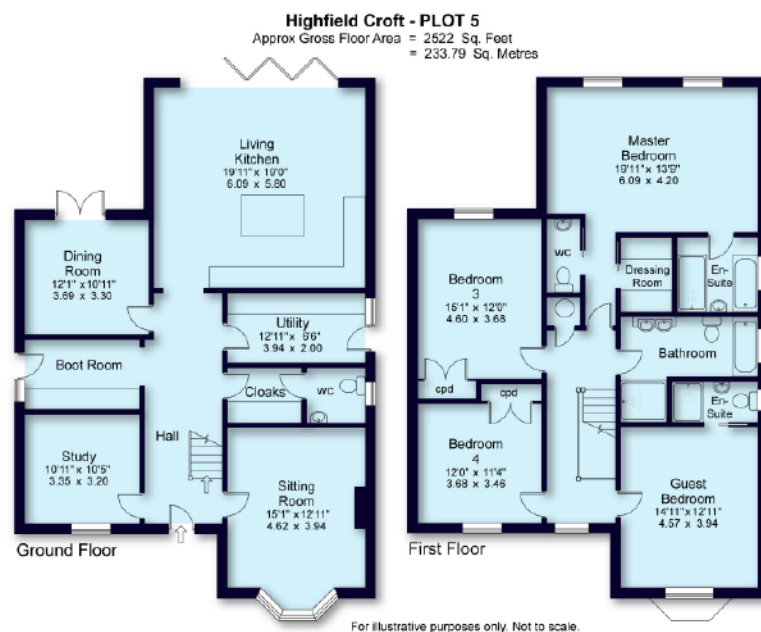
## THE PUMP HOUSE

### Four bedroom detached

This spectacular and meticulously designed four bedroom detached family home offers an abundance of living and entertaining space that features an imposing hallway leading to a well-proportioned sitting room with central fireplace and bay window to the front garden. A sumptuous and luxurious breakfast kitchen with bi-fold doors allows a seamless transition from the living area out to the private landscaped rear garden, a separate dining room also allows access to the rear garden with double doors allowing light to fill the room. A study, boot room, large utility and cloakroom WC complete the ground floor.

To the first floor is the fabulous master suite, which includes an en suite bathroom, cloakroom WC and dressing room, also featured is a generous guest bedroom with en suite, 2 further double bedrooms and a spacious, well-appointed family bathroom.

Externally, the private landscaped gardens, plentiful off street parking and detached garage make this the idyllic family home.



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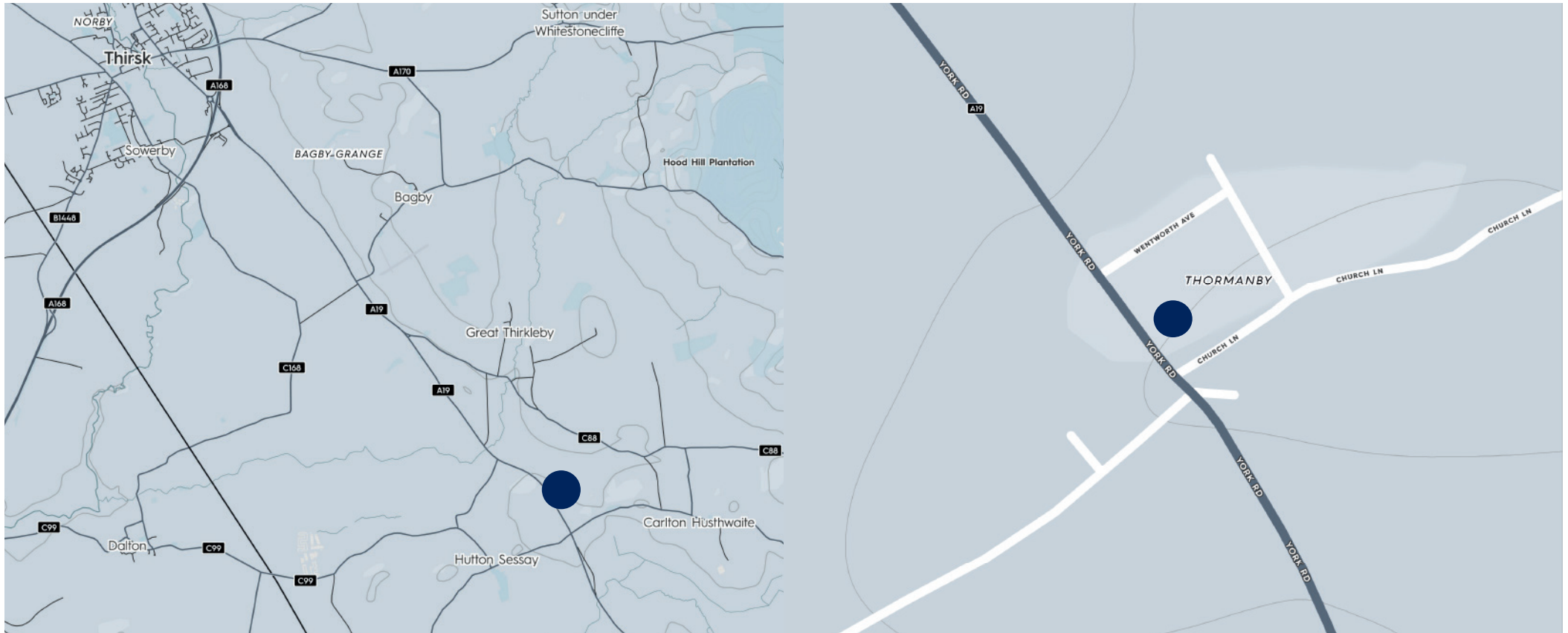
Dimensions	Metric(m)	Imperial
<b>Ground Floor</b>		
Sitting Room	4.62 x 3.94	15'1" x 12'11"
Breakfast Kitchen	6.09 x 5.80	19'11" x 19'0"
Dining Room	3.69 x 3.33	12'1" x 10'11"
Study	3.35 x 3.20	10'11" x 10'5"
Utility	3.94 x 2.00	12'11" x 6'6"
<b>First Floor</b>		
Master Bedroom	6.09 x 4.20 (min)	19'11" x 13'9"
Guest Bedroom	4.57 x 3.94	14'11" x 12'11"
Bedroom 3	4.60 x 3.68	15'1" x 12'0"
Bedroom 4	3.46 x 3.68	12'0" x 11'4"
<b>Total</b>	<b>233.79sqm</b>	<b>2522sqft</b>

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## Map & Directions

From the A1(M) (north or south bound), take the A168 exit towards the A19/Thirsk and continue for approximately 7.6 miles until the road sign for Thirsk/Scarborough/York just before the slip road to take the A170. Take the slip road until you get to the roundabout and then take the fourth exit onto York Road/A19. Continue to follow the A19 for approximately 5.5 miles until you reach the village of Thormanby, then take a left turn onto Wentworth Avenue and the site entrance is immediately to your right.



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